

DEVELOPMENT OPPORTUNITY

RETAIL/OFFICE OUTLOTS FOR SALE

Lots 8 & 14, Stumer Road, Rapid City, SD 57701



Highlights

- Premium development opportunity anchored by Walmart Supercenter and Black Hills Shopping Center
- Two lots (1.36 Acres and 1.26 Acres) zoned General Commercial and Office Commercial with frontage on Catron Blvd
- Perfect opportunity for retail, restaurant, or professional office near new and quickly growing residential developments, Black Hills Corp headquarters and Rapid City Regional orthopedic clinic at Catron and Hwy 16
- Heavy tourist traffic via the Hwy 16 Bypass/Catron Blvd from I-90 to the Black Hills
- Accessed by lighted intersections at Catron and Black Hills Blvd or Catron and 5th St
- Additional lots may be available - contact listing agent for more detail

Updated July 2018



Exclusively listed by:

Chris Long, CCIM

Commercial Broker

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*Your Property...
Our PrioritySM*

PROPERTY DETAILS

Lots 8 & 14, Stumer Road, Rapid City, SD

Lot 8 - Stumer Rd
Rapid City, SD 57701

Lot 14 - Black Hills Blvd
Rapid City, SD 57701

Sale Price:

\$705,672

\$663,854

Size:

1.36 Acres

1.26 Acres

Zoning:

General Commercial

Office Commercial

Legal Description:

S1/2NE1/4 LYING SW
OF 5TH ST ROW LESS
LOT H-1 LESS FIFTH
STREET OFFICE
PLAZA LESS BLACK
HILLS CENTER LESS
STUMER RD & LESS E
STUMER RD

BLACK HILLS CENTER,
BLOCK 1, LOT 14

Tax ID:

65498

59896

Taxes (2017):

TBD

\$4,680.14

**Special Assessment
(2017):**

TBD

\$22.13

Traffic Count (2017):

16,478 vehicles per day on Hwy 16/Catron Blvd

Utilities:

Water—City of Rapid City
Electric—Black Hills Energy
Sewer—City of Rapid City
Gas—Montana Dakota Utility Co.



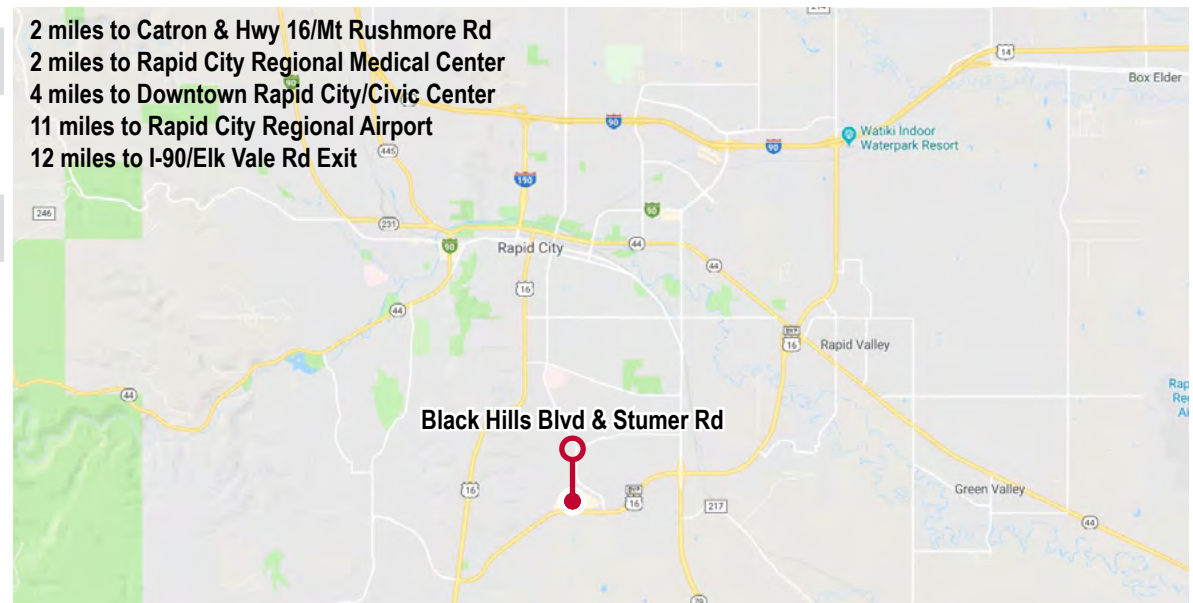
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2 miles to Catron & Hwy 16/Mt Rushmore Rd
2 miles to Rapid City Regional Medical Center
4 miles to Downtown Rapid City/Civic Center
11 miles to Rapid City Regional Airport
12 miles to I-90/Elk Vale Rd Exit



Disclaimer: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

AERIAL MAP

Lots 8 & 14, Stumer Road, Rapid City, SD



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SITE PLAN

Lots 8 & 14, Stumer Road, Rapid City, SD*



**Outlots not highlighted also available*



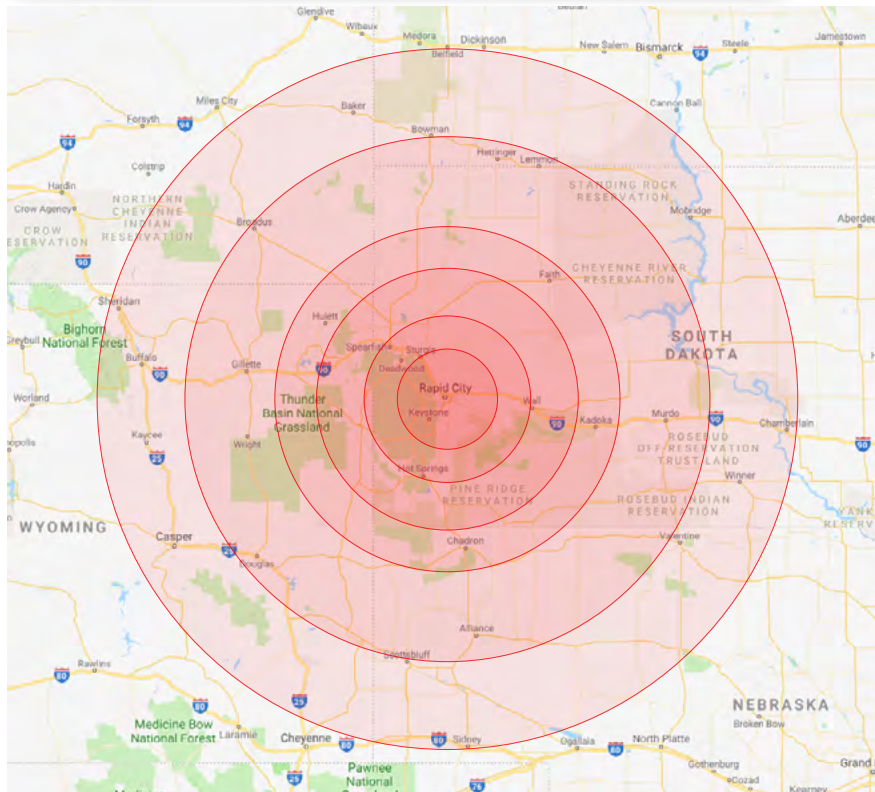
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DEMOGRAPHICS

Rapid City, SD



Radius	Population	Households	Average HH Income
25 miles	122,634	47,755	\$52,364
50 miles	171,467	69,046	\$50,288
75 miles	199,284	79,123	\$49,653
100 miles	232,362	90,518	\$49,086
150 miles	374,100	144,662	\$51,869
200 miles	644,365	253,987	\$51,938



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Welcome to South Dakota and Rapid City!

The Mount Rushmore State of South Dakota has carved a solid reputation for business friendliness. It is consistently ranked in the top five states for setting up and conducting business. Small and big companies alike are discovering South Dakota's central location and progressive business climate.

Rapid City is a gem of a city in the state. Located in the west, it is situated on I-90 with direct access to the Black Hills and the surrounding energy fields and is the regional economic and medical hub for a 200 mile radius containing 630,000 people. Rapid City has a diverse economy of many thriving small businesses boosted by the area's major industries of tourism, healthcare, Ellsworth Air Force Base, and financial call centers.

National Rankings

- #1 Rapid City—Best Towns**
Outdoor Life, 2010
- #2 South Dakota—Best State for Business**
CNBC, 2016
- #4 Rapid City— Best Places to Launch a Business**
CNN Money, 2009
- #6 Rapid City—Cities with the Lowest Unemployment Rate**
Forbes, 2017
- #6 Rapid City—Best Small City for Business and Careers**
Forbes, 2013

Rapid City Area Key Stats

Total Work Force	65,250
Employed.....	62,900
Unemployed	2,350
Unemployment Rate	3.6%
Right-to-work Law	Yes

Employment by Sector:

Retail Trade	8,400
Transportation, Warehousing & Utilities	11,600
Professional & Business Services	5,100
Educational & Health Services	10,600
Leisure & Hospitality	7,800
Government.....	10,700



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